



Apartments for Independent Seniors

Caboto Terrace
 3050 Dufferin Street
 Toronto, ON M6B 4G3
 416.789.7654

Casa Del Zotto
 3010 Dufferin Street
 Toronto, ON M6B 4J5
 416.789.7654

Casa Abruzzo
 338 Falstaff Avenue
 Toronto, ON M6L 3E7
 416.244.6844

INDEPENDENT SENIORS APARTMENT BUILDING 59+

RENTAL APPLICATION

Mark your choice of building in the box with 1st, 2nd or 3rd

- | | | |
|--------------------------|--|------------------------------|
| <input type="checkbox"/> | CABOTO TERRACE, 3050 Dufferin St., North York, Ontario M6B 4G3 | Parking Required |
| <input type="checkbox"/> | CASA DEL ZOTTO, 3010 Dufferin St., North York, Ontario M6B 4J5 | Yes <input type="checkbox"/> |
| <input type="checkbox"/> | CASA ABRUZZO, 338 Falstaff Ave., North York, Ontario M6L 3E7 | No <input type="checkbox"/> |

1. Applicant

Name		Last Name		First Name	
<input type="checkbox"/> Mr. <input type="checkbox"/> Mrs.		<input type="checkbox"/> Miss <input type="checkbox"/> Ms			
Street No.	Street Name	Apt. No.	City	Province	Postal Code
Area Code/ Home Phone No.	Area Code/ Work Phone No.		<input type="checkbox"/> Single (1) <input type="checkbox"/> Widowed (3) <input type="checkbox"/> Divorced (5) <input type="checkbox"/> Married (2) <input type="checkbox"/> Separated (4) <input type="checkbox"/> Common-Law (6)		
Social Insurance #	Date of Birth			Sex	
Give Name of a Person we may contact if we cannot reach you or the co-applicant (and that can act as interpreter if required)		Name		Telephone No.	

2. Spouse/Co-Applicant

Name		Last Name		First Name	
<input type="checkbox"/> Mr. <input type="checkbox"/> Mrs.		<input type="checkbox"/> Miss <input type="checkbox"/> Ms			
Street No.	Street Name	Apt. No.	City	Province	Postal Code
Area Code/ Home Phone No.	Area Code/ Work Phone No.		<input type="checkbox"/> Single (1) <input type="checkbox"/> Widowed (3) <input type="checkbox"/> Divorced (5) <input type="checkbox"/> Married (2) <input type="checkbox"/> Separated (4) <input type="checkbox"/> Common-Law (6)		
Social Insurance #	Date of Birth			Sex	

3. Present Accommodation

Which of the Accommodation stated below do you have now?

<input type="checkbox"/> Room (1) <input type="checkbox"/> Condo (2) <input type="checkbox"/> Apartment (3) <input type="checkbox"/> House (4) <input type="checkbox"/> Staying with Friends or Relatives (5) <input type="checkbox"/> Other (O) Explain ➤ _____		
Are you or any person who lives with you: <input type="checkbox"/> Visually Impaired <input type="checkbox"/> Wheelchair User <input type="checkbox"/> Hearing Impaired	Do you have a lease? If yes, <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Monthly <input type="checkbox"/> Yearly	If yes, Expiry Date Y M D
Present Landlord's Name	Address	Telephone No
How long have you lived at present address _____ Year(s) _____ Month(s)		

Note: Average wait times up to 2-3 years for 1 and 2 Bedroom.

Note: Bene i tempi di attesa medi 2-3 anni per 1 camera da letto e per 2 camera da letto.

4. Statement of Gross Monthly Income and Assets

Please attach your recent Income Tax Notice of Assessment and proof of household income.

Note: Your application will be returned to you if a copy of your recent Income Tax Notice of Assessment is not attached.

List all Monthly Income and Assets for you and all other persons who will live with you in the Rental Unit.				
Income Source	Applicant	Co-Applicant	Assets Source	Assets Value
Employment (from all Sources)			Bank Account 1	
Canada Pension			Bank Account 2	
Family Benefits			Bonds	
Old Age Security			Securities/Stocks	
Supplements			Mortgages held	
Foreign Pension			Interest	
Worker's Compensation			Other Assets	
General Welfare				
Unemployment Insurance				
Other Income				
Total Incomes	\$	\$	Total Assets	
Do you or other persons who will live with you own property now? <input type="checkbox"/> Yes <input type="checkbox"/> No		If Yes, please advise what type (i.e. winterized home, cottage or land) and give Address/Location and approximate value.		

Subject to the other terms of this Application, the above information is strictly confidential and will not be released by us except where such information is to be relied upon by us in any legal proceedings or must otherwise be produced in accordance with relevant law.

APPLICANT'S ACKNOWLEDGEMENT

The undersigned acknowledges that I.C.B.S.A.C. – C.A.B.C. is not a nursing home and that to be accepted as a tenant and to remain a tenant the undersigned must be able to either: (i) manage on her/his own and be in good health or (ii) make arrangements satisfactory to I.C.B.S.A.C. – C.A.B.C. to receive all appropriate support services from a service agency in the community. Tenants are responsible to care for their personal needs and if the time should come that any resident: (i) is not able to care for her/his personal needs, or (ii) has not made arrangements satisfactory to I.C.B.S.A.C. – C.A.B.C. to receive all appropriate support services from a service agency in the community, then it shall be necessary for such resident to find accommodation elsewhere and vacate the premises.

INFORMATION CONSENT

The undersigned consents to I.C.B.S.A.C. – C.A.B.C. obtaining such information as may be deemed necessary at any time in connection with the undersigned in respect of her/his application for the above premises being applied for herein and for any renewal or extension thereof. The undersigned also consents to the disclosure of any information concerning the undersigned and the sharing or exchange of information concerning the undersigned, with and to: (i) any credit reporting agency or to any person to whom the undersigned has or proposed to have financial relations and to I.C.B.S.A.C. – C.A.B.C. obtaining a credit report concerning the undersigned and/or (ii) any physician or other health care professional. The undersigned agrees to provide to I.C.B.S.A.C. – C.A.B.C. satisfactory evidence of age, health, income and Canadian Residency. The undersigned further agrees to submit to I.C.B.S.A.C. – C.A.B.C. forthwith, a **certificate of health** executed by his/her **doctor** in the form required by I.C.B.S.A.C. – C.A.B.C.

Attached (following page)

DATED AT CITY OF TORONTO this _____ day of _____ 20____

Witness:	Applicant:
Witness:	Co-Applicant:

5. To Be Completed by the Physician (Please print):

Medical Report

Applicant's Name

Date of Birth

Your patient is applying in one of the residential buildings managed by Villa Charities Inc.: Caboto Terrace, Casa Del Zotto, or Casa Abruzzo. The information you provide below will assist in assessing your patient's housing unit. It is essential that you are as specific as possible in your evaluation so that we can make a decision as to whether our accommodation meets your patient's current needs. Thank you for your assistance.

Diagnosis and Prognosis

How are the above health problems aggravated by your patient's present accommodation?

In your opinion, why will your patient's medical status be improved by alternate accommodation?

Will your patient need any special structures, (i.e., elevator, grab bars, wheelchair access)?

I can verify that he/she/they is/are able to carry out the following essential activities of day-to-day living either independently or with some assistance:

Essential Day-to-Day Activities: Assistance	Independently	With
Dressing/bathing	<input type="checkbox"/>	<input type="checkbox"/>
Preparing meals	<input type="checkbox"/>	<input type="checkbox"/>
Taking medication	<input type="checkbox"/>	<input type="checkbox"/>
Doing Laundry	<input type="checkbox"/>	<input type="checkbox"/>

Shopping for basic needs, food, clothing, etc.

Tenant Obligations:

Comprehending the obligations of the lease

Cleaning the unit: removing garbage

Operating the stove safely

Paying monthly rent on time

Maintaining reasonably quiet in the unit

Physician's Certification:

I certify that this information represents my best judgment and is accurate to the best of my knowledge.

Signature	Date	Physician's Name	Telephone Number
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Release from Patient

I hereby authorize and direct you to release any medical information pertaining to my health as an when requested to: Caboto Terrace/Casa Del Zotto/Casa Abruzzo.

Patient's Signature	Date
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Notification: (Pursuant to the Freedom of Information and Privacy Act, 1987)

Schedule “A”

**ITALIAN CANADIAN BENEVOLENT SENIORS’ APARTMENT CORPORATION
 CASA ABRUZZO BENEVOLENT CORPORATION
 RULES AND REGULATIONS OF THE RENTED PREMISES
 Forming Part of the Tenancy Agreement**

1.	Antenna	No telegraphic or telephone connection shall be made without our prior written consent, except to facilities provided us within the apartment and no electric wiring shall be installed and no electric fixtures shall be installed without our prior written consent.
2.	Building Security and Safety	<p>All visitors are to use the intercom system.</p> <p>The Tenant will not allow anyone who is not his/her own guest into the building, even if the person is someone known to the Tenant.</p> <p>If an unknown visitor is viewed entering the building or an apartment with keys, the Tenant will report the incident to Property Management staff immediately.</p> <p>Repairs/service persons or other visitors will be referred either to Property Management staff or, if they are seeking a tenant, to the intercom system.</p> <p>The Tenant shall, if any exit door is propped open, remove the prop and report the breach in security to Property Management staff.</p> <p>The Tenant shall not do anything which may be a fire, health, or safety risk. The Tenant shall not disconnect or tamper with any safety, security, or smoke detection equipment, including the fire alarm system. The Tenant is responsible to test the smoke detector(s) in the Apartment occasionally and give the Landlord written notice if not operational.</p> <p>Any incidents of theft, damage or vandalism shall be reported to Property Management staff. If any such incident is caused by you, legal action shall be taken, and if the incident is caused by your guest, the Tenant shall be responsible</p>
3.	Cannabis	The Tenant shall not cultivate, grow, produce, purchase, sell, distribute, or smoke (including vaping) any cannabis or product within the Rental Unit or Residential complex. If the Tenant generates smoke from any cannabis plant or product for medical purposes, the Tenant shall notify

		the Landlord in writing, and together with the Landlord shall create a plan for the Tenant to consume such cannabis plant or product in a manner that minimizes interference or disturbance to other Tenants or the Landlord.
4.	Caution	Nothing shall be thrown by you, your family, guests, visitors, or servants out of the windows or doors or down stairwells or other areas of the building.
5.	Cleanliness	The Tenant shall not allow any ashes, refuse, garbage or other loose or objectionable material to accumulate in or about the apartment, yards or passages of the building and will at all times keep the apartment in clean condition and shall immediately before the termination of the Tenancy agreement, clean the floors, windows and woodwork of the apartment.
6.	Cooking	No cooking shall be done in or about any apartment except in the kitchen areas.
7.	Damage	The Tenant will be held responsible for any damage to the Rental Unit
8.	Decorating	The Tenant shall not paint, paper or decorate any part of the apartment without our prior written consent.
9.	Delivery	The Landlord has the right to regulate access to the building by delivery services, in order to minimize any disruption to the building or its occupants.
10.	Entrance Doors	Entrance doors of the apartment shall remain closed except during ingress or egress.
11.	Fire	The Tenant shall not do, bring, or keep anything in the Rental Unit or residential complex, or permit such act that will in any way create a risk of fire or increase the rate for fire insurance on the building or its contents. Without limiting the generality of the foregoing, the Tenant shall not use the living space in the Rental Unit for excessive storage, including hoarding, of combustible material and/or personal or other property. Barbecuing and the making of fires are prohibited in the Rental Unit, in the balcony of the Rental Unit and every other place in the residential complex.
12.	Garbage	All garbage to be securely wrapped and placed or deposited in such locations as the Landlord may direct from time to time. The Tenant shall

		not store any garbage outside of the Rental Unit except at such times and in such areas as may be designated by the Landlord
13.	Harassment and Interference with Tenant, Landlord	The Tenant shall notify the Landlord in writing and within two business days of any conduct of the Landlord, its agent, its employees, or other Tenants or occupants of the residential complex that the Tenant perceives as harassment or interference with the Tenant's legal interest or reasonable enjoyment of the Rental Unit or residential complex such written notice shall include particulars giving rise to the Tenant's assertion so that the Landlord may conduct an investigation. The Tenant shall not harass or interfere with the reasonable enjoyment or the lawful rights privilege or interest of the Landlord or any of its agents or employees the Tenants acknowledged that the <i>Occupational Health and Safety Act</i> prohibits harassment of the Landlord's employees.
14.	Heating	Casa Abruzzo is heated with a central system, Caboto Terrace is electrically heated and at Casa Del Zotto, each apartment has its own heating system.
15.	Keys	The Tenant shall deliver the keys to apartment and any other entry mechanism for any part of the building, on termination of his/her Tenancy.
16.	Laundry	<p>The Tenant shall be entitled to use the coin operated automatic washing and drying machines in the building. The Landlord does not make any guarantees in respect of the performance of such washing and drying machines, and they are used at the Tenant's own risk.</p> <p>The use of washing and drying machines shall be subject to any rules, regulations or notes posted or provided by the Landlord, including the following:</p> <p>Laundry facilities are available on the main floor of the building. The laundry facilities are for the sole use of the tenants.</p> <p>No laundry shall be hung in, around, or about any common area of the Residential Complex.</p> <p>The Tenant shall be responsible for cleaning out the washer and the lint trap of the dryer after every use. The Tenant shall leave the laundry room in a clean condition after use.</p> <p>The Tenant is responsible to report any problems with the machines to Property Management staff to ensure prompt repair. If the staff is not in the building, the Tenant agrees to place a note on the appliance:</p>

		“NOT IN SERVICE”. If a problem occurs on the weekend, the Tenant shall wait until the first working day to submit a request for repair.
17.	Light Bulbs & Fuses	The Landlord shall furnish lightbulbs in all of the fixtures and fuses in any panel box installed by the Landlord at the time that the Tenant takes possession of the Rental Unit, but not thereafter. The Tenant shall be responsible for replacing lightbulbs and fuses with replacements of equivalent quality during the term of the tenancy and any renewal thereof.
18.	Locks	<p>Tenants shall be responsible for keeping locks and trimmings whole in or upon the doors and windows of the apartment. If the locks and trimmings become lost or broken, the lock or trimming shall be immediately replaced or repaired under Landlord direction and satisfaction, and shall be paid for by the Tenant. No additional locks shall be placed upon or on any door without Landlord’s prior written consent.</p> <p>If the Tenant or an occupant locks themselves out of the Rental Unit, the Landlord is not obligated to unlock the Rental Unit. The Tenant shall be responsible for all costs of re-entry, including but not limited to locksmith charges, and the costs for the repair of any damage caused to the door, the Rental Unit, or Residential Complex during such re-entry.</p>
19.	Moving	The elevator wall pads are to be used whenever the elevator is used for the movement of boxes, crates, furniture, etc. The Building Superintendent must be advised of the tenant’s move in advance to schedule use of the elevator, as it is his responsibility to have the pads in place prior to the movement of goods or furniture.
20.	No Business or Commercial Enterprise	No business or commercial enterprise or undertaking shall be carried out in the Rental Unit or Residential Complex.
21.	No Daycare	The providing of day care for children or “babysitting” on a regular basis is a business and is prohibited under the terms of this Agreement and is contrary to relevant law.
22.	No Overloading	No goods, chattels, fixtures, or other items that might overload the floors of the apartment shall be brought into the apartment nor shall items be moved on, in or over floors, sidewalks, steps, stairways, lawns or our other property in a way which will damage it. The Tenant will be held responsible for any damage caused by movements of your items in, out of or about the apartment.

23.	Parking	Residents owning automobiles may park in reserved spaces in the parking lot and/or underground parking, in accordance with the Tenancy agreement.
24.	Personal Property	The Tenant shall not place or allow to be placed bicycles, baby carriages, mobility scooters, or other personal property in public areas or on sidewalks, neither shall articles be permitted to remain outside in such areas overnight or when not in use. Personal property left in public areas may be removed and disposed by the Landlord.
25.	Public Area	The Tenant shall not move landlords furniture from any public area in the building.
26.	Shades and Balconies	No awnings, shades, flower boxes, arials, satellite dishes, or other items shall be erected over or placed upon outside windows, doors, balconies. Balconies shall not be used for hanging or drying clothes or for storage. No objects or substances whatsoever shall be dropped, thrown, propelled, or projected from the Rental Unit, and the Tenant shall not permit such act. The Tenant shall not operate or use, or permit the operation or use, of any drone or other remote-controlled aerial device from or on the Rental Unit's balcony, or from or within any other part the residential complex. Where drapes and drapery tracks are provided by the Landlord, they shall not be removed. Where drapes are supplied by the Tenant, the side of the drapes facing the exterior of the building shall be of a light, neutral colour. The Tenant shall not install or permit the installation over any windows or doors any flags, sheets, towels, metal, or other similar items which, in the sole opinion of the Landlord are detrimental to the appearance of the building. The Tenant shall maintain the balcony of the Rental Unit in a neat and tidy condition at all times to the Landlord's satisfaction, and the Tenant shall not install or place carpeting, interlocking stone or mats, or decking of any kind on the balcony.
27.	Signs	No signs, advertisements or notices will be posted or inscribed on any part of the building by any Tenant, except with the Landlord's consent, in a place designated by the Landlord.
28.	Smoking	<p>No Smoking Policy: The Residential Complex has a No Smoking Policy</p> <p>(a) The "Residential Complex" includes the Rental Unit, patios, balconies, common areas, amenities, exterior common areas, services, and facilities available to the Tenant, unless explicitly stated otherwise.</p> <p>(b) The Landlord considers having a smoke-free environment to be a matter of health and safety. The other Tenants, occupants, staff,</p>

		<p>guests, visitors and invitees to the Building and the Residential Complex expect that the Building and the Residential Complex will be free of all smoke. The Tenant acknowledges this intention and agrees that, the Tenant shall not smoke, vape or burn any substance including tobacco and cannabis within the Rental Unit, the Residential Complex at any time. The Tenant acknowledges that smoking shall only be permitted in clearly designated areas of the Residential Complex, which areas are outdoors of any building or structure and a minimum of nine (9) metres from any entrance to the building, in accordance with Provincial and Municipal law. All references to “smoking” are deemed to include the smoking or burning of any substance.</p> <p>(c) The Tenant shall prevent and prohibit any occupants, guests, visitors or invitees permitted in the Rental Unit, the Building, or the Residential Complex by the Tenant from smoking, vaping or burning any tobacco or other substance, within the Rental Unit or the Residential Complex at any time.</p>
29.	Soliciting	No sale or auction of any kind shall be held in or about the apartment without our prior written consent.
30.	Use of Premises	<p>Carpets or rugs are not to be nailed to the floor.</p> <p>No auction sale shall be held at the Premises.</p> <p>Mactac or other like material shall not be applied to walls, cupboards or counters of the Premises.</p>
31.	Vermin	The Tenant shall keep the Rental Unit free from vermin and pests. In the event that vermin or pest control treatment is necessary in the Rental Unit, the Tenant shall carry out all protocols for preparation of the Rental Unit for such treatment as directed by the Landlord or its vermin or pest control contractor, and the Tenant shall be responsible for the cost of any fees or charges incurred by the Landlord or charged by its vermin or pest control contractor as a result of the Tenant's failure to adequately comply with such preparation protocols including any refusal to permit vermin or pest control treatment in the Rental Unit . The Tenant shall not refuse entry into the Rental Unit by the Landlord or its vermin or pest control contractor for purposes of treating the Rental Unit for the eradication of vermin or pests in the event that vermin or pest control treatment is required in the Rental Unit as a result of any willful or negligent conduct of the Tenant, an occupant or any person permitted in the Rental Unit by the Tenant or an occupant, then the Tenant is

		responsible for the cost of such vermin or pest control treatment, as charged by the Landlord vermin or pest control contractor.
32.	Water	The water shall not be left running unless in actual use in the apartment.
33.	Water Apparatus	The water closets and other water apparatus shall not be used for any purpose other than those for which they are constructed and no sweepings, garbage, rubbish, rags, ashes or other substance shall be thrown in the water closets and other apparatus. The Tenant will be responsible for any damage resulting from a breach of this rule.
34.	Windows & Heating	Tenants must observe strict care not to allow windows and doors to remain open so as to admit rain or snow or so as to risk the freezing of plumbing, heating or other facilities. The Tenant will be responsible for the cost of repairing or replacing such damaged radiators and pipes together with any other damage to the premises or property of others resulting from a breach of this rule.
35.	Further Rules	The Tenant understands and agree that the Rules are in addition to and not in place of the terms and covenants contained in the Tenancy Agreement. Furthermore, the Tenant agrees that the Landlord is entitled to alter, amend and/or expand upon these Rules at any time and from time to time. The Tenant agrees to comply with these Rules and cause their guests to comply with these Rules, as the Landlord may alter, amend and/or expand upon them from time to time.

ANIMAL POLICY

The Tenant is responsible for the animal’s actions at all times and agree to the following terms and conditions:

To keep their animal(s) under control at all times.

The animal shall not disturb neighbours or other residents, regardless of whether the animal is inside or outside of the unit.

To keep their animal restrained, but not tethered, when it is outside their dwelling.

To adhere to municipal by-laws which may also include leash and licensing requirements.

To only use designated areas for animal waste and to clean up after their animal and dispose of their animal’s waste properly and within a quick time parameter

To not leave food or water for their animal or any other animal outside their dwelling where it may attract other animals.

To provide their animal with an identification tag, if applicable.

That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the animal will be the full financial responsibility of the resident and that Tenant agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then Tenant hereby agrees to pay the full expense of replacement.

That, if there is reasonable cause to believe an emergency situation exists with respect to the animal, and if efforts to contact the Tenant and emergency caretaker are unsuccessful, the Landlord may contact the local animal control authority and assist its staff in entering the Tenant’s apartment. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the animal to be boarded, any and all costs incurred will be the sole responsibility of the Tenant.

To indemnify, hold harmless, and defend the Landlord against all liability, judgments, expenses (including attorney’s fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Tenant’s animal(s).

To provide description of the animal(s):

Animal Name: _____
Type: _____
Breed: _____
Owner’s Name: _____

Animal Name: _____
Type: _____
Breed: _____
Owner’s Name: _____